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Proposed General Bankruptcy and Restructuring
Counsel for Debtor and Debtor-in-Possession

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

In re

COLDWATER DEVELOPMENT LLC,
a California limited liability company,

Debtor and Debtor-in-Possession.

Lead Case No.: 2:21-bk-10335-BB

Chapter 11

In re

LYDDA LUD, LLC, a California limited
liability company,

Debtor and Debtor-in-Possession.

Jointly Administered with
Case No.: 2:21-bk-10336-BB

**GLOBAL NOTES AND STATEMENT
OF LIMITATIONS, METHODOLOGY,
AND DISCLAIMERS REGARDING
DEBTOR COLDWATER
DEVELOPMENT LLC'S SCHEDULES**

☐ Affects both Debtors.
☒ Affects Coldwater Development LLC
only.
☐ Affects Lydda Lud, LLC only

Debtors and Debtors-in-Possession.

**GLOBAL NOTES AND STATEMENT OF LIMITATIONS, METHODOLOGY, AND
DISCLAIMERS REGARDING DEBTOR COLDWATER DEVELOPMENT LLC'S
SCHEDULES OF ASSETS AND LIABILITIES AND STATEMENT OF FINANCIAL
AFFAIRS**

Coldwater Development LLC, the above-referenced debtor and debtor-in-possession (the "Debtor"), is filing its Schedules of Assets and Liabilities (the "Schedules") and Statement of Financial Affairs (the "SOFA") in the above-captioned case.

These Global Notes and Statements of Limitations, Methodology, and Disclaimers Regarding the Debtor's Schedules and SOFA pertain to, are incorporated by reference in, and comprise an integral part of all of the Debtor's Schedules and SOFA. They should be referred to, considered, and reviewed in connection with any review of the Schedules and/or SOFA.

The Schedules and SOFA do not purport to represent financial statements prepared in accordance with Generally Accepted Accounting Principles in the United States ("GAAP"), nor are they intended to be fully reconciled with the financial statements of the Debtor. Additionally, the Schedules and SOFA contain unaudited information that is subject to further review, potential adjustment, and reflect the Debtor's best commercially reasonable efforts to report the assets and liabilities of the Debtor.

The Debtor and its agents, attorneys, and financial advisors do not guarantee or warrant the accuracy or completeness of the data that is provided herein and shall not be liable for any loss or injury arising out of or caused in whole or in part by the acts, errors, or omissions, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating, or delivering the information contained herein. While commercially reasonable efforts have been made to provide accurate and complete information herein, inadvertent errors or omissions may exist. The Debtor and its agents, attorneys, and financial advisors expressly do not undertake any obligation to update, modify, revise, or re-categorize the information provided herein, or to notify any third party should the information be updated, modified, revised, or re-categorized. In no event shall the Debtor or its agents, attorneys, and financial advisors be liable to any third party for any direct, indirect, incidental, consequential, or special damages (including, but not limited to, damages arising from the disallowance of a potential claim against any Debtor or damages to business reputation, lost business, or lost profits), whether foreseeable or not and

1 however caused, even if the Debtor or its agents, attorneys, and financial advisors are advised of
2 the possibility of such damages.

3 **Global Notes and Overview of Methodology**

4 **1. Reservation of Rights.** Reasonable efforts have been made to prepare and file complete
5 and accurate Schedules and SOFA; however, inadvertent errors or omissions may exist.
6 The Debtor reserves all rights to (i) amend or supplement the Schedules and/or SOFA
7 from time to time, in all respects, as may be necessary or appropriate, including, without
8 limitation, the right to amend the Schedules and SOFA with respect to claim description
9 or designation; (ii) dispute or otherwise assert offsets or defenses to any claim reflected in
10 the Schedules or SOFA as to amount, liability, priority, status or classification; (iii)
11 subsequently designate any claim as “disputed,” “contingent,” or “unliquidated,” or object
12 to the extent, validity, enforceability, priority, or avoidability of any claim. Any failure to
13 designate a claim in the Schedules or SOFA as “disputed,” “contingent,” or
14 “unliquidated” does not constitute an admission by Debtor that such claim or amount is
15 not “disputed,” “contingent,” or “unliquidated.” Listing a claim does not constitute an
16 admission of liability by the Debtor against which the claim is listed. Furthermore,
17 nothing contained in the Schedules or SOFA shall constitute a waiver of rights with
18 respect to each Debtor’s Chapter 11 case, including, without limitation, issues involving
19 claims, substantive consolidation, defenses, equitable subordination, and/or causes of
20 action arising under the provisions of Chapter 5 of the Bankruptcy Code and any other
21 relevant non-bankruptcy laws to recover assets or avoid transfers. Any specific
22 reservation of rights contained elsewhere in these Global Notes does not limit in any
23 respect the general reservation of rights contained in this paragraph. Notwithstanding the
24 foregoing, the Debtor shall not be required to update the Schedules and SOFA except as
25 may be required by applicable law.

26 **2. Description of the Case and “As Of” Information Date.** On January 15, 2021 (the
27 “Petition Date”), the Debtor filed its voluntary petition for relief under Chapter 11 of the
28 Bankruptcy Code. The Debtor is operating its business as a debtor-in-possession pursuant

1 to sections 1107(a) and 1108 of the Bankruptcy Code. The asset information provided
2 herein represents the best available asset data as of the close of business on January 15
3 2021. The liability information represents the best available liability data of the Debtor as
4 of the close of business on January 15, 2021.

5 **3. Net Book Value of Assets.** Unless otherwise indicated, there is no net book value for the
6 Debtor's assets.

7 **4. Recharacterization.** Notwithstanding the Debtor's commercially reasonable efforts to
8 properly characterize, classify, categorize, or designate certain claims, assets, executory
9 contracts, unexpired leases, and other items reported in the Schedules and SOFA, the
10 Debtor may nevertheless have improperly characterized, classified, categorized,
11 designated, or omitted certain items. Accordingly, the Debtor reserves all of its rights to
12 re-characterize, reclassify, recategorize, redesignate, add, or delete items reported in the
13 Schedules or SOFA at a later time as is necessary or appropriate as additional information
14 becomes available, including, without limitation, whether contracts or leases listed herein
15 were deemed executory or unexpired as of the Petition Date and remain executory and
16 unexpired post-petition. Disclosure of information in one or more Schedules, one or more
17 SOFA question, or one or more exhibits or attachments to the Schedules or SOFA, even if
18 incorrectly placed, shall be deemed to be disclosed in the correct Schedules, SOFA
19 exhibits, or attachments.

20 **5. Liabilities.** The Debtor has sought to allocate liabilities between the pre-petition and post-
21 petition periods and between Debtor and non-Debtor entities based on the information and
22 research conducted in connection with the preparation of the Schedules and SOFA. As
23 additional information becomes available and further research is conducted, the allocation
24 of liabilities between the prepetition and post-petition periods may change. Accordingly,
25 the Debtor reserves all of its rights to amend, supplement, or otherwise modify its
26 Schedules and SOFA as is necessary or appropriate. Furthermore, the liabilities listed on
27 the Schedules do not reflect any analysis of claims under section 503(b)(9) of the
28 Bankruptcy Code. Accordingly, the Debtor reserves all rights to dispute or challenge the

1 validity of any asserted claims under section 503(b)(9) of the Bankruptcy Code or the
2 characterization of the structure of any such transaction or any document or instrument
3 related to any creditor's claim.

4 **6. Excluded Assets and Liabilities.** Certain immaterial assets and liabilities of the Debtor
5 may have been excluded.

6 **7. Insiders.** For purposes of the Schedules and SOFA, the Debtor defined "insiders"
7 pursuant to section 101(31) of the Bankruptcy Code as: (a) directors; (b) officers; (c)
8 persons in control of the Debtor; (d) relatives of the Debtor's directors, officers or persons
9 in control of the Debtor; and (e) debtor/non-debtor affiliates of the foregoing. Persons
10 listed as "insiders" have been included for informational purposes only and the inclusion
11 of them in the Schedules and SOFA, shall not constitute an admission that those persons
12 are insiders for purposes of section 101(31) of the Bankruptcy Code. Moreover, the
13 Debtor does not take any position with respect to: (a) any insider's influence over the
14 control of the Debtor; (b) the management responsibilities or functions of any such
15 insider; (c) the decision making or corporate authority of any such insider; or (d) whether
16 the Debtor or any such insider could successfully argue that he or she is not an "insider"
17 under applicable law or with respect to any theories of liability or for any other purpose.

18 **8. Classifications.** Listing (a) a claim on Schedule D as "secured," (b) a claim on Schedule
19 E/F as "priority," (c) a claim on Schedule E/F as "unsecured," or (d) a contract on
20 Schedule G as "executory" or "unexpired," does not constitute an admission by any
21 Debtor of the legal rights of the claimant or a waiver of any Debtor's rights to re-
22 characterize or reclassify such claims or contracts or to setoff of such claims.

23 **9. Claims Description.** Schedules D and E/F permit the Debtor to designate a claim as
24 "disputed," "contingent," and/or "unliquidated." Any failure to designate a claim on the
25 Schedules and SOFA as "disputed," "contingent," or "unliquidated" does not constitute an
26 admission by any Debtor that such amount is not "disputed," "contingent," or
27 "unliquidated," or that such claim is not subject to objection. The Debtor reserves all
28 rights to dispute, or assert offsets or defenses to, any claim reflected on its Statement and

Schedules on any grounds, including liability or classification. Additionally, the Debtor expressly reserves all of its rights to subsequently designate such claims as “disputed,” “contingent” or “unliquidated.” Moreover, listing a claim does not constitute an admission of liability by the Debtor.

10. Causes of Action. Despite making commercially reasonable efforts to identify all known assets, the Debtor may not have listed all of its causes of action or potential causes of action against third-parties as assets in the Schedules and SOFA, including, without limitation, causes of actions arising under the provisions of Chapter 5 of the Bankruptcy Code and any other relevant non-bankruptcy laws to recover assets or avoid transfers. The Debtor reserves all rights with respect to any cause of action (including avoidance actions), controversy, right of setoff, cross-claim, counterclaim, or recoupment and any claim on contracts or for breaches of duties imposed by law or in equity, demand, right, action, lien, indemnity, guaranty, suit, obligation, liability, damage, judgment, account, defense, power, privilege, license, and franchise of any kind or character whatsoever, known, unknown, fixed or contingent, matured or unmatured, suspected or unsuspected, liquidated or unliquidated, disputed or undisputed, secured or unsecured, assertable directly or derivatively, whether arising before, on, or after the Petition Date, in contract or in tort, in law or in equity, or pursuant to any other theory of law (collectively, “Causes of Action”) it may have, and neither these Global Notes nor the Schedules and SOFA shall be deemed a waiver of any claims or Causes of Action or in any way prejudice or impair the assertion of such claims or Causes of Action.

11. Summary of Significant Reporting Policies. The following is a summary of significant reporting policies

- Undetermined Amounts. The description of an amount as “unknown” is not intended to reflect upon the materiality of such amount.
- Totals. All totals that are included in the Schedules and SOFA represent totals of all known amounts. To the extent there are unknown or undetermined amounts, the actual total maybe different than the listed total.

1 **12. Currency.** Unless otherwise indicated, all amounts are reflected in U.S. dollars.

2 **13. Global Notes Control.** In the event that the Schedules or SOFA differ from any of the
3 foregoing Global Notes, these Global Notes shall control.

4 **Specific Notes with Respect to the Debtor's Schedules of Assets and Liabilities**

5 The Schedules neither purport to represent financial statements prepared in accordance
6 with GAAP, nor are they intended to be fully reconciled with the financial statements of the
7 Debtor. Additionally, the Schedules contain unaudited information that is subject to further
8 review and potential adjustment, and reflect the Debtor's reasonable best efforts to report the
9 assets and liabilities of the Debtor. Moreover, given, among other things, questions about the
10 characterization of certain assets and the valuation and nature of certain liabilities, to the extent
11 that the Debtor shows more assets than liabilities, this is not an admission that such Debtor was
12 solvent as of the Petition Date or at any time before the Petition Date. Likewise, to the extent the
13 Debtor shows more liabilities than assets, this is not an admission that the Debtor was insolvent
14 as of the Petition Date or at any time before the Petition Date.

15 **14. *Schedule A/B, Part 9, Question 55 – Real Property; Schedule D, Part 1, Question 2 –***
16 ***Value of Collateral that Supports Secured Claim***

17 A appraisal report prepared by Paul Jackle & Associates, Inc. opined that the “as is”
18 market value of the Debtor's two real property lots together with Lydda Lud, LLC's
19 (“Lydda”) four lot was \$131 million as of November 15, 2020. Here, for purposes of
20 valuation the Debtor's two lots, the Debtor divided \$131 million by six and arrived at an
21 estimate of approximately \$21.8 million per lot for a total of \$43.6 million. Lydda's
22 chapter 11 case is jointly administered with the Debtor's case.

23 **15. *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy, Part 2,***
24 ***Question 4 – Payments or other transfers of property made within 1 year before***
25 ***filing this case that benefited any insider***

26 The Debtor's primary asset is vacant land, and the Debtor has no employees or ongoing
27 business operations in the traditional sense. Because the Debtor does not generate
28 income, the Debtor receives capital to pay its expenses – as well as Lydda's expenses –

1 from non-debtor affiliate entities that are owned by the Debtor's principal, Mohamed
2 Hadid. At times, if there is a surplus of funds after payment of the Debtor's and Lydda's
3 expenses, the funds are returned or transferred to the non-debtor affiliates.

4 **END OF GLOBAL NOTES**

Fill in this information to identify the case:

Debtor name **Coldwater Development LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **2:21-bk-10335-BB**

☐ Check if this is an
amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☒ Other document that requires a declaration **Statement of Financial Affairs and Mailing Matrix.**

I declare under penalty of perjury that the foregoing is true and correct.

Executed on

1/29/21

X


Signature of individual signing on behalf of debtor

Mohamed Hadid

Printed name

Member

Position or relationship to debtor

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

Fill in this information to identify the case:

Debtor name **Coldwater Development LLC**
United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**
Case number (if known): **2:21-bk-10335-BB**

☒ Check if this is an
amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders 12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Bel Air Project LLC 9454 Wilshire Blvd. #320 Beverly Hills, CA 90212		Loan				\$429,147.00
Construction Enterprise & Services 11301 W. Olympic Blvd. #537 Los Angeles, CA 90064		Loan				\$1,458,698.00
Land Phases Inc. 5158 Cochran St. Simi Valley, CA 93063		Services Rendered				\$11,250.00
Larry A. Rothstein 2945 Townsgate Rd., Suite 200 Westlake Village, CA 91361		Services Rendered				\$4,851.00
Law Offices of Adulaziz, Grossbart and Rudman 6454 Coldwater Canyon Ave. North Hollywood, CA 91606		Services Rendered				\$305.67
LC Engineering Group, Inc. 889 Pierce Court, Suite 101 Thousand Oaks, CA 91360		Services Rendered				\$110,874.71

Debtor **Coldwater Development LLC**
Name

Case number (if known) **2:21-bk-10335-BB**

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Los Angeles County Tax Collector P.O. Box 54018 Los Angeles, CA 90054		APN 4387 021 018 and APN 4387 021 019		Unknown	\$43,600,000.00	Unknown
Los Angeles County Tax Collector P.O. Box 54018 Los Angeles, CA 90054		APN 4387 021 018 and APN 4387 021 019		Unknown	\$43,600,000.00	Unknown
Los Angeles County Tax Collector P.O. Box 54018 Los Angeles, CA 90054		APN 4387 021 018 and APN 4387 021 019		Unknown	\$43,600,000.00	Unknown
Los Angeles County Tax Collector P.O. Box 54018 Los Angeles, CA 90054		APN 4387 021 018 and APN 4387 021 019		Unknown	\$43,600,000.00	Unknown
Los Angeles Department of Water and Power P.O. Box 51111 Los Angeles, CA 90051		Utility				\$589.20
Permits Unlimited 4340 Caleta Rd. Agoura Hills, CA 91301		Services Rendered				\$15,596.14
State of California Department of Industrial Relations 6150 Van Nuys Blvd # 105 Van Nuys, CA 91401		Taxes				Unknown
Tree Lane LLC 11301 W. Olympic Blvd. #537 Los Angeles, CA 90064		Loan				\$50,000.00
Treetop Development LLC 11301 W. Olympic Blvd. #537 Los Angeles, CA 90064		Loan				\$138,525.00

Fill in this information to identify the case:

Debtor name **Coldwater Development LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **2:21-bk-10335-BB**

☐ Check if this is an amended filing

Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ 43,600,000.00
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ 1,650.85
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ 43,601,650.85

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i>	\$ 25,846,227.32
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)	
3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i>	\$ 0.00
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i>	+\$ 2,219,836.72
4. Total liabilities Lines 2 + 3a + 3b	\$ 28,066,064.04

Fill in this information to identify the case:

Debtor name **Coldwater Development LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **2:21-bk-10335-BB**

☐ Check if this is an amended filing

Official Form 206A/B Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. **Checking, savings, money market, or financial brokerage accounts** (*Identify all*)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

Bank of America
3.1. **Checking Account**

4546

\$1,650.85

4. **Other cash equivalents** (*Identify all*)

5. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$1,650.85

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- ☒ No. Go to Part 3.
☐ Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☒ No. Go to Part 4.
☐ Yes Fill in the information below.

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Debtor Coldwater Development LLC
Name

Case number (If known) 2:21-bk-10335-BB

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
☐ Yes Fill in the information below.

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. APN 4387 021 018 and APN 4387 021 019		N/A	Appraisal Report dated November 15, 2020	\$43,600,000.00

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$43,600,000.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

- ☒ No
☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☐ No

Debtor **Coldwater Development LLC**
Name

Case number (If known) **2:21-bk-10335-BB**

☒ Yes

Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

- ☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☒ No. Go to Part 12.
☐ Yes Fill in the information below.

Debtor **Coldwater Development LLC**
Name

Case number (If known) **2:21-bk-10335-BB**

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$1,650.85	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$43,600,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	\$0.00	
91. Total. Add lines 80 through 90 for each column	\$1,650.85	\$43,600,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$43,601,650.85

Fill in this information to identify the case:

Debtor name **Coldwater Development LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **2:21-bk-10335-BB**

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A	Column B
		Amount of claim	Value of collateral that supports this claim
Do not deduct the value of collateral.			
2.1	Give Back LLC Creditor's Name P.O. Box 11480 Beverly Hills, CA 90213 Creditor's mailing address Creditor's email address, if known Date debt was incurred 2020 Last 4 digits of account number	Describe debtor's property that is subject to a lien APN 4387 021 018 and APN 4387 021 019 Describe the lien Secured Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$25,741,957.17 \$43,600,000.00
Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. 1. Give Back LLC 2. Shahbaz Law Group 3. Los Angeles County Tax Collector 4. Los Angeles County Tax Collector 5. Los Angeles County Tax Collector 6. Los Angeles County Tax Collector			

2.2	Los Angeles County Tax Collector Creditor's Name P.O. Box 54018 Los Angeles, CA 90054 Creditor's mailing address	Describe debtor's property that is subject to a lien APN 4387 021 018 and APN 4387 021 019 Describe the lien Property Tax Is the creditor an insider or related party? <input checked="" type="checkbox"/> No	Unknown \$43,600,000.00
-----	---	--	--

Debtor **Coldwater Development LLC**
Name

Case number (if known) **2:21-bk-10335-BB**

Creditor's email address, if known

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Date debt was incurred

2020

Last 4 digits of account number

1019

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.3 Los Angeles County Tax Collector

Creditor's Name

P.O. Box 54018

Los Angeles, CA 90054

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

2018

Last 4 digits of account number

1019

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Describe debtor's property that is subject to a lien

APN 4387 021 018 and APN 4387 021 019

Unknown

\$43,600,000.00

Describe the lien

Property Tax

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.4 Los Angeles County Tax Collector

Creditor's Name

P.O. Box 54018

Los Angeles, CA 90054

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

2020

Last 4 digits of account number

1018

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Describe debtor's property that is subject to a lien

APN 4387 021 018 and APN 4387 021 019

Unknown

\$43,600,000.00

Describe the lien

Property Tax

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

Debtor **Coldwater Development LLC** Case number (if known) **2:21-bk-10335-BB**
Name

2.5	Los Angeles County Tax Collector	Describe debtor's property that is subject to a lien	Unknown	\$43,600,000.00
	Creditor's Name	APN 4387 021 018 and APN 4387 021 019		
	P.O. Box 54018 Los Angeles, CA 90054	Describe the lien		
	Creditor's mailing address	Property Tax		
		Is the creditor an insider or related party?		
		<input checked="" type="checkbox"/> No		
		<input type="checkbox"/> Yes		
		Is anyone else liable on this claim?		
		<input checked="" type="checkbox"/> No		
		<input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Creditor's email address, if known	As of the petition filing date, the claim is:		
		Check all that apply		
		<input type="checkbox"/> Contingent		
		<input type="checkbox"/> Unliquidated		
		<input type="checkbox"/> Disputed		
	Date debt was incurred			
	2018			
	Last 4 digits of account number			
	1018			
	Do multiple creditors have an interest in the same property?			
	<input type="checkbox"/> No			
	<input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.			
	Specified on line 2.1			

2.6	Shahbaz Law Group	Describe debtor's property that is subject to a lien	\$104,270.15	\$43,600,000.00
	Creditor's Name	APN 4387 021 018 and APN 4387 021 019		
	15760 Ventura Blvd., Ste. 850 Encino, CA 91436	Describe the lien		
	Creditor's mailing address	Is the creditor an insider or related party?		
		<input checked="" type="checkbox"/> No		
		<input type="checkbox"/> Yes		
		Is anyone else liable on this claim?		
		<input type="checkbox"/> No		
		<input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Creditor's email address, if known	As of the petition filing date, the claim is:		
		Check all that apply		
		<input type="checkbox"/> Contingent		
		<input type="checkbox"/> Unliquidated		
		<input type="checkbox"/> Disputed		
	Date debt was incurred			
	2020			
	Last 4 digits of account number			
	Do multiple creditors have an interest in the same property?			
	<input type="checkbox"/> No			
	<input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.			
	Specified on line 2.1			

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any. **\$25,846,227.32**

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity

Fill in this information to identify the case:

Debtor name **Coldwater Development LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **2:21-bk-10335-BB**

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.

☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

2.1 Priority creditor's name and mailing address
**State of California Department of Industrial Relations
6150 Van Nuys Blvd # 105
Van Nuys, CA 91401**

As of the petition filing date, the claim is:

Check all that apply.

☐ Contingent

☐ Unliquidated

☐ Disputed

Date or dates debt was incurred

2020

Basis for the claim:

Taxes

Last 4 digits of account number

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)

Is the claim subject to offset?

☒ No

☐ Yes

Total claim	Priority amount
Unknown	Unknown

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

3.1 Nonpriority creditor's name and mailing address
**Bel Air Project LLC
9454 Wilshire Blvd. #320
Beverly Hills, CA 90212**

Date(s) debt was incurred **2013**

Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

☐ Contingent

☐ Unliquidated

☐ Disputed

Basis for the claim: **Loan**

Is the claim subject to offset? ☒ No ☐ Yes

Amount of claim
\$429,147.00

3.2 Nonpriority creditor's name and mailing address
**Construction Enterprise & Services
11301 W. Olympic Blvd. #537
Los Angeles, CA 90064**

Date(s) debt was incurred **2010-2015**

Last 4 digits of account number

As of the petition filing date, the claim is: Check all that apply.

☐ Contingent

☐ Unliquidated

☐ Disputed

Basis for the claim: **Loan**

Is the claim subject to offset? ☒ No ☐ Yes

\$1,458,698.00

Debtor **Coldwater Development LLC**
Name

Case number (if known) **2:21-bk-10335-BB**

3.3	Nonpriority creditor's name and mailing address Land Phases Inc. 5158 Cochran St. Simi Valley, CA 93063 Date(s) debt was incurred <u>2020</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Services Rendered</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$11,250.00
3.4	Nonpriority creditor's name and mailing address Larry A. Rothstein 2945 Townsgate Rd., Suite 200 Westlake Village, CA 91361 Date(s) debt was incurred <u>2020</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Services Rendered</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$4,851.00
3.5	Nonpriority creditor's name and mailing address Law Offices of Adulaziz, Grossbart and Rudman 6454 Coldwater Canyon Ave. North Hollywood, CA 91606 Date(s) debt was incurred <u>2020</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Services Rendered</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$305.67
3.6	Nonpriority creditor's name and mailing address LC Engineering Group, Inc. 889 Pierce Court, Suite 101 Thousand Oaks, CA 91360 Date(s) debt was incurred <u>2020</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Services Rendered</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$110,874.71
3.7	Nonpriority creditor's name and mailing address Los Angeles Department of Water and Power P.O. Box 51111 Los Angeles, CA 90051 Date(s) debt was incurred <u>2020</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Utility</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$589.20
3.8	Nonpriority creditor's name and mailing address Permits Unlimited 4340 Caleta Rd. Agoura Hills, CA 91301 Date(s) debt was incurred <u>2020</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Services Rendered</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$15,596.14
3.9	Nonpriority creditor's name and mailing address Tree Lane LLC 11301 W. Olympic Blvd. #537 Los Angeles, CA 90064 Date(s) debt was incurred <u>2020</u> Last 4 digits of account number <u> </u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Loan</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$50,000.00

Debtor **Coldwater Development LLC**
Name

Case number (if known) **2:21-bk-10335-BB**

3.10 Nonpriority creditor's name and mailing address

Treetop Development LLC
11301 W. Olympic Blvd. #537
Los Angeles, CA 90064

Date(s) debt was incurred 2018

Last 4 digits of account number

As of the petition filing date, the claim is: *Check all that apply.*

\$138,525.00

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Basis for the claim: Loan

Is the claim subject to offset? ☒ No ☐ Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the
related creditor (if any) listed?

Last 4 digits of
account number, if
any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2
Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ <u>0.00</u>
5b. +	\$ <u>2,219,836.72</u>
5c.	\$ <u>2,219,836.72</u>

Fill in this information to identify the case:

Debtor name **Coldwater Development LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **2:21-bk-10335-BB**

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☒ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☐ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.2 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.3 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.4 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Fill in this information to identify the case:

Debtor name **Coldwater Development LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **2:21-bk-10335-BB**

☐ Check if this is an amended filing

Official Form 206H

Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.

☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name

Mailing Address

Name

Check all schedules that apply:

2.1 **Lydda Lud, LLC**

**11301 W. Olympic Blvd. #537
Los Angeles, CA 90064**

Give Back LLC

☒ D **2.1**
☐ E/F _____
☐ G _____

2.2 **Lydda Lud, LLC**

**11301 W. Olympic Blvd. #537
Los Angeles, CA 90064**

**Treetop Development
LLC**

☐ D _____
☒ E/F **3.10**
☐ G _____

2.3 **Lydda Lud, LLC**

**11301 W. Olympic Blvd. #537
Los Angeles, CA 90064**

Tree Lane LLC

☐ D _____
☒ E/F **3.9**
☐ G _____

2.4 **Lydda Lud, LLC**

**11301 W. Olympic Blvd. #537
Los Angeles, CA 90064**

**Construction
Enterprise & Services**

☐ D _____
☒ E/F **3.2**
☐ G _____

2.5 **Lydda Lud, LLC**

**11301 W. Olympic Blvd. #537
Los Angeles, CA 90064**

Bel Air Project LLC

☐ D _____
☒ E/F **3.1**
☐ G _____

Debtor **Coldwater Development LLC**

Case number (if known) **2:21-bk-10335-BB**

Additional Page to List More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

2.6	Lydda Lud, LLC	11301 W. Olympic Blvd. #537 Los Angeles, CA 90064	Shahbaz Law Group	<input checked="" type="checkbox"/> D <u>2.6</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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2.7	Mohamed Hadid	11301 W. Olympic Blvd. #537 Los Angeles, CA 90064 Personal Guarantor	Give Back LLC	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
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Fill in this information to identify the case:

Debtor name **Coldwater Development LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **2:21-bk-10335-BB**

☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☒ None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply

Gross revenue
(before deductions and exclusions)

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None.

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer Check all that apply
3.1. Los Angeles Department of Water and Power P.O. Box 51111 Los Angeles, CA 90051	November 4, 2020	\$49.11	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other
3.2. Fence Factory P.O. Box 7420 Ventura, CA 93006	November 12, 2020	\$10.95	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other

Debtor **Coldwater Development LLC**Case number (if known) **2:21-bk-10335-BB**

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.3. Solargy, Inc 22028 Ventura Boulevard., Suite 207 Woodland Hills, CA 91364	December 11, 2020	\$11,505.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other___
3.4. Los Angeles Department of Water and Power P.O. Box 51111 Los Angeles, CA 90051	December 22, 2020	\$445.17	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other___

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. AM Family Fund LLC 11301 W. Olympic Blvd. Ste. 537 Los Angeles, CA 90064 Affiliate	January 13, 2020	\$15,000.00	See Global Notes.
4.2. River Oaks Design LLC 9454 Wilshire Blvd., Ste. 320 Beverly Hills, CA 90212 Affiliate	July 24, 2020	\$19,000.00	See Global Notes.
4.3. Romspen Investment Corporation 3333 S Wadsworth Blvd Denver, CO 80227 Lender	January 22, 2020	\$98,079.90	Loan payments to the original lender, who was later succeeded by Give Back LLC.
4.4. Romspen Investment Corporation 3333 S Wadsworth Blvd Denver, CO 80227 Lender	February 14, 2020	\$98,079.90	Loan payments to the original lender, who was later succeeded by Give Back LLC.

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

Debtor **Coldwater Development LLC**Case number (if known) **2:21-bk-10335-BB**☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. Ral Design and Management, a California corporation v. Mohamed Hadid, et al. 19SMCV01033	Civil	Superior Court, Los Angeles County 1725 Main St. Santa Monica, CA 90401	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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Part 5: Certain Losses**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
	If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).		

Part 6: Certain Payments or Transfers**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☒ None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
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12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Debtor **Coldwater Development LLC**

Case number (if known) **2:21-bk-10335-BB**

Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
-------------------------	-----------------------------------	---------------------------	-----------------------

13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☐ Does not apply

Address	Dates of occupancy From-To
14.1. 9650 Royalton Dr. Beverly Hills, CA 90210	N/A

Part 8: Health Care Bankruptcies

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:
- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
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Part 9: Personally Identifiable Information

16. Does the debtor collect and retain personally identifiable information of customers?

☒ No.
☐ Yes. State the nature of the information collected and retained.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

☒ No. Go to Part 10.
☐ Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

Debtor **Coldwater Development LLC**Case number (if known) **2:21-bk-10335-BB****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☐ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☐ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
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20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☐ None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
---------------------------	-----------------------------------	-----------------------------	-----------------------

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☐ None**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.☐ No.☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

Debtor **Coldwater Development LLC**

Case number (if known) **2:21-bk-10335-BB**

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☒ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
		Dates business existed

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26a.1. Brandon Schindelheim 7120 Hayvenhurst Ave. #409 Van Nuys, CA 91406	2015-Present
26a.2. Josefa Bardales Treetop Development LLC 11301 W. Olympic Blvd. #537 Los Angeles, CA 90064	20+ Years (ongoing service)

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26b.1. Josefa Bardales Treetop Development LLC 11301 W. Olympic Blvd. #537 Los Angeles, CA 90064	20+ years (ongoing service)

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

- ☐ None

Name and address	If any books of account and records are unavailable, explain why
26c.1. Brandon Schindelheim 7120 Hayvenhurst Ave. #409 Van Nuys, CA 91406	

Debtor **Coldwater Development LLC**

Case number (if known) **2:21-bk-10335-BB**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

Name and address

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No

☐ Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory

Date of inventory

The dollar amount and basis (cost, market, or other basis) of each inventory

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name

Address

Position and nature of any interest

% of interest, if any

Mohamed Hadid

11301 W. Olympic Blvd. #537
Los Angeles, CA 90064

Member

100%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☒ No

☐ Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

☒ No

☐ Yes. Identify below.

Name and address of recipient

Amount of money or description and value of property

Dates

Reason for providing the value

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

☒ No

☐ Yes. Identify below.

Name of the parent corporation

Employer identification number of the parent corporation

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

☒ No

☐ Yes. Identify below.

Name of the pension fund

Employer identification number of the parent corporation

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.
18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true

Debtor **Coldwater Development LLC**

Case number (if known) **2:21-bk-10335-BB**

and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on

1/29/21

Signature of individual signing on behalf of the debtor

Mohamed Hadid

Printed name

Position or relationship to debtor **Member**

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

☒ No

☐ Yes

Attorney or Party Name, Address, Telephone & FAX Nos.,
State Bar No. & Email Address
Aram Ordubegian
555 West Fifth Street, 48th Floor
Los Angeles, CA 90013-1065
213.629.7400 Fax: 213.629.7401
California State Bar Number: 185142 CA
Aram.Ordubegian@arentfox.com

FOR COURT USE ONLY

☐ Debtor(s) appearing without an attorney

☒ Attorney for Debtor

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA**

In re:

Coldwater Development LLC

CASE NO.: 2:21-bk-10335-BB

CHAPTER: 11

**VERIFICATION OF MASTER
MAILING LIST OF CREDITORS**

[LBR 1007-1(a)]

Debtor(s).

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 3 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date: 1/29/21


Signature of Debtor 1

Date: _____

Signature of Debtor 2 (joint debtor)) (if applicable)

Date: _____

Signature of Attorney for Debtor (if applicable)

Coldwater Development LLC
11301 W. Olympic Blvd. #537
Los Angeles, CA 90064

Aram Ordubegian
Arent Fox LLP
555 West Fifth Street, 48th Floor
Los Angeles, CA 90013-1065

Bel Air Project LLC
9454 Wilshire Blvd. #320
Beverly Hills, CA 90212

Construction Enterprise & Services
11301 W. Olympic Blvd. #537
Los Angeles, CA 90064

Give Back LLC
P.O. Box 11480
Beverly Hills, CA 90213

Land Phases Inc.
5158 Cochran St.
Simi Valley, CA 93063

Larry A. Rothstein
2945 Townsgate Rd., Suite 200
Westlake Village, CA 91361

Law Offices of Adulaziz, Grossbart
and Rudman
6454 Coldwater Canyon Ave.
North Hollywood, CA 91606

LC Engineering Group, Inc.
889 Pierce Court, Suite 101
Thousand Oaks, CA 91360

Los Angeles County Tax Collector
P.O. Box 54018
Los Angeles, CA 90054

Los Angeles Department of Water
and Power
P.O. Box 51111
Los Angeles, CA 90051

Lydda Lud, LLC
11301 W. Olympic Blvd. #537
Los Angeles, CA 90064

Mohamed Hadid
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Agoura Hills, CA 91301

Shahbaz Law Group
15760 Ventura Blvd., Ste. 850
Encino, CA 91436

State of California Department of
Industrial Relations
6150 Van Nuys Blvd # 105
Van Nuys, CA 91401

Tree Lane LLC
11301 W. Olympic Blvd. #537
Los Angeles, CA 90064

Treetop Development LLC
11301 W. Olympic Blvd. #537
Los Angeles, CA 90064